

**CHAPTER 05****ESTABLISHMENT OF ZONES***(Amended 09/11/18, 11/16/21, 6/10/25)*

- Section 05.010. Zoning by Districts.
- Section 05.020. Zoning Districts Purpose.
- Section 05.030. Table of Uses.
- Section 05.040. Table of District Yard, Bulk and Intensity Requirements.

**Section 05.010. Zoning by Districts.***(Amended 10/10/00, 08/07/01, 04/22/08, 09/09/08, 09/11/12, 01/13/15, 02/24/15, 11/15/22)*

In accordance with Utah Code requirements that zoning within municipalities be by districts, Lehi City, as shown on the Lehi City Zoning Map is divided into the following zones:

- Transitional Holding-5 (TH-5)
- Agriculture-5 (A-5)
- Agriculture-1 (A-1)
- Residential/Agriculture (RA-1)
- Residential (R-1-22)
- Residential (R-1-15)
- Residential (R-1-12)
- Residential (R-1-10)
- Residential (R-1-8)
- Residential (R-1-Flex)
- Medium Density Residential (R-2)
- Intermediate High Density Residential (R-2.5)
- High Density Residential (R-3)
- Mixed Use Commercial/Residential (MU)
- Regional Commercial (CR)
- Commercial (C)
- Heavy Commercial (C-H)
- Commercial/Food Processing (C-1)
- Neighborhood Commercial (NC)
- Technology and Manufacturing (T-M)
- Business Park (BP)
- Light Industrial (LI)
- Historical/Industrial (HI)
- Planned Community (PC)
- Resort Community (RC)
- Public Facilities (PF)
- Transit Oriented Development (TOD)

These zones govern the use, intensity, area, and other requirements as required by this Code. All development, activity, and authorized permits and licenses shall adhere to the standards of the applicable zone.

**Section 05.020. Zoning Districts Purpose.***(Amended 1/11/00, 10/10/00, 5/22/01, 08/07/01, 11/15/05, 04/22/08, 09/09/08, 06/09/09, 07/28/09, 07/09/13, 02/24/15,**02/13/18, 08/14/18; 01/22/19; 12/8/20)*

Consistent with the goals and policies of the Lehi City General Plan, the zoning districts are formulated to provide and achieve the following purposes:

The **Transitional Holding-5 (TH-5)** District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services are provided at the time of annexation. Characteristic of this district is a continuation of uses and services existing at the time of annexation until a zone change is approved.

It is anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

A. The Residential Districts of Lehi City (**A-5, A-1, RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-1-Flex, R-2, R-2.5 and R-3**) are formulated to provide a range of housing choices and densities to meet the needs of Lehi City residents.

B. The Very Low Density Residential Agricultural Districts (**A-5, A-1, and R-1-22**) provide for large-lot single-family residential areas. These districts are designed to encourage lands suited for farming and ranching operations.

RA-1 may also be permitted on properties that are no larger than two acres in size.

C. The Very Low Density Residential Districts (**RA-1, R-1-15**) provide for large-lot single-family residential areas. The RA-1 zone is intended for hobby farm developments.

D. The Low Density Residential Districts (**R-1-12, R-1-10, R-1-8, and R-1-Flex**) provide for single-family dwelling units on individual lots.

1. The standard zones for the Low Density Residential District are the R-1-Flex zone and R-1-12.

2. All developments within the R-1-Flex District that are less than ten gross acres in size shall meet the following requirements:

- (a) maximum density of three and one quarter (3.25) units per acre; and

(b) minimum lot size of 8,000 square feet.

3. To allow for a greater diversity of lot sizes while still keeping within the density standard of the district, all developments within the R-1-Flex District that are ten gross acres or greater, in size shall meet the following additional requirements:

- (a) maximum density of 3.5 units per acre;
- (b) minimum lot size of 8,000 square feet;
- (c) each development shall contain a mix of lot sizes. 40 percent must be 12,000 square feet or larger, 30 percent must be between 10,000-11,999 square feet, and 30 percent must be between 8,000 and 9,999 square feet in size. When calculating the required number of lots, the number may be rounded down to the nearest whole number; and
- (d) PUD or PRD developments may be allowed. In such cases, the lot size mix requirement in subparagraph 2(c) does not apply.

E. The **Medium Density Residential District (R-2)** provides an area for the development of medium density residential uses, including single family, two-family dwellings, and other multi-family dwellings.

F. The **Intermediate High Density Residential District (R-2.5)** provides an attractive setting for small lot single family and low-rise townhouses and condominiums in a Planned Unit Development.

G. The **High-Density Residential District (R-3)** provides opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

H. The **Mixed Use (MU) District** allows developments designed with a mix of uses including retail, restaurant, office, entertainment, recreation, open space, and residential that promote a quality design and a walkable community. Density for individual projects shall be determined and distributed on a project-by-project basis throughout the MU Districts. Residential densities are set by Map 05.010. Maximum TOD and Mixed-Use Density Map.

I. The **Regional Commercial (CR) District** provides for a variety of high-quality retail and service-oriented commercial uses that serve a broad geographical market beyond the Lehi area. This zone is generally applied to properties along major transportation corridors such as I-15 with the infrastructure to

support them.

J. The **Commercial (C) District** provides locations for commerce activities that meet the consumer needs of Lehi residents and provide employment opportunities.

K. The **Heavy Commercial (C-H) District** supports opportunities for a variety of commercial uses that are more impactful to surrounding areas than those allowed in the Commercial and Regional Commercial zones.

L. The **Commercial/Food Processing District (C-1)** allows for the continued operation of existing food processing businesses that involve the slaughtering and processing of livestock. However, animal rendering and feed lots are prohibited, and livestock may not be corralled outdoors for any period of time.

M. The **Neighborhood Commercial (NC) District** provides an area for the development of smaller-scale commercial buildings where goods and services are available in close proximity to surrounding neighborhoods. To smooth the integration of nonresidential uses in close proximity to neighboring residential areas, the following standards shall apply:

- 1. Business operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 AM to 12 AM Friday and Saturday.
- 2. Structures in this zone are limited to a 5,000 square foot footprint unless approved by the Planning Commission based on a determination that the building meets the intent of this zone.

N. The **Business Park (BP) District** provides a location conducive to business operations, particularly for corporate headquarters and offices.

O. The **Technology and Manufacturing (T-M) District** provides for the development of technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, and warehousing and wholesale distribution.

P. The **Light Industrial District (LI) District** provides locations for uses that produce a greater impact than the other commercial and non-residential zones. The Light Industrial zone provides employment opportunities of a great variety, including more manufacturing and construction related industries for residents of Lehi City.

Q. The **Historical/Industrial (HI) District** protects the continued operation of industrial uses of historic significance to the City.

R. The **Planned Community (PC) District** encourages the comprehensive planning and coordinated development of areas identified as appropriate for a mix of uses and densities.

S. The **Resort Community (RC) District** provides for development of a gathering destination for locals and tourists, as well as convention, hospitality, and other commercial uses.

T. The **Public Facilities (PF) District** provides areas for publicly owned buildings and facilities.

1. Lehi City recognizes that, in attempting to serve the general public, there are unique needs that are difficult to address through standard zoning regulations. The intent of this zone is to create a balance between the needs of the City and other public entities and the interests of adjacent property owners, who should be aware of the potential use of neighboring publicly owned lands and have assurance of continued public use.

2. Some uses in the PF District will be allowed in other zoning districts to initially accommodate public facilities in appropriate areas without undue difficulty; however, it is intended that the PF District would then be applied by the City to all such facilities for ease of recognition on the Lehi City Planning Zone Map and accurate statistical indexing of land uses.

3. The establishment of a PF District may only be initiated by Lehi City; however, changes from a PF District to another district may be initiated by any party.

4. Uses typical to the PF District may include:

- (a) public parks, playgrounds, swimming pools, trails, and similar public recreation facilities.
- (b) public schools.
- (c) public cemeteries.
- (d) public buildings such as administrative buildings, libraries, courthouses, museums, public safety buildings, and similar structures.
- (e) municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures; and

(f) municipal parking lots and parking areas to serve a public use.

U. The **Transit Oriented Development (TOD) District** is established to create self-sustaining neighborhoods, in which residents may walk to work, shopping, recreational opportunities, and mass transit. Density for individual projects shall be determined and distributed on a project-by-project basis throughout the TODs. Residential densities are set by Map 05.010. Maximum TOD and Mixed-Use Density Map.

#### **Section 05.030. Table of Uses.**

The Table of Uses identifies the uses allowed within each Zoning District of the City. The Table of Uses is divided into two separate sections. These are:

A. Table 05-030-A, Agriculture and Residential Districts; and

B. Table 05-030-B, Non-Residential Zones.

All new uses shall comply with the Table of Uses. The Table of Uses identifies uses allowed as a Permitted Use labelled as 'P' and uses allowed as a Conditional Use labelled as 'C'. Uses not identified as either Permitted or Conditional are deemed to be prohibited.

#### **Section 05.040. Table of District Yard, Bulk and Intensity Requirements.** *(Amended 3/11/08; 11/15/22)*

A. Accompanying the Table of Uses is a companion Table of Bulk and Intensity Requirements. The Table of Bulk and Intensity Requirements identifies the intensity, site development standards, site coverage standards, and other requirements for the uses allowed within each Zoning District.

B. The following exceptions to the Bulk and Intensity Requirements listed on Tables 05.040 A and B may be allowed on a case-by-case basis at the discretion of the applicable Land Use Authority following review and recommendation from the Reviewing Departments.

1. Exceptions may be allowed to the minimum lot width or frontage for subdivisions that incorporate traffic calming elements in their design.

Exceptions may be allowed to the minimum lot size, maximum dwelling units per acre, lot width or frontage, or other design considerations for

subdivisions located along a master planned major roadway or master planned trail or that include a planned park, historic monument or other public facility that warrants special consideration in lieu of payment to the developer for right-of-way, property dedication, or other improvements required by the General Plan, Master Transportation Plan or Design Standards and Public Improvements Specifications Manual.

2. In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs: one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exceptions. The standard layout shall determine the base number of lots and units.

3. The City Engineer shall review all proposed exceptions to evaluate the density that could be achieved under a standard layout that meets all of the bulk and intensity requirements and any additional density that may be allowed in lieu of right-of-way, improvements, property dedication or other considerations received by the City. The Engineer shall recommend to the applicable Land Use Authority the number of additional lots and units that may be allowed, if any.



**MAP 05.010**